

**Applicant:** Royal 1125 Willard Avenue LLC (Nibesh Paudel and Madhu Aryal)  
**Business / LLC Name:** Royal Wine and Liquor Limited Liability Company

Address: 1125 Willard Avenue, Newington, CT, 06111

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## PROJECT OVERVIEW

The applicant respectfully requests Special Permit approval to establish an **Off-Site liquor store (Package Store)** at **1125 Willard Avenue, Newington, CT 06111**. The proposed use will replace the existing convenience store that currently sells beer. The retail activity will remain fully contained **within the existing building footprint** with no structural expansion, no increase in impervious coverage, and no change to driveways or circulation.

This request does not intensify the use of the site. Rather, it modernizes the existing retail model into a **controlled, professionally operated, owner-occupied retail liquor business** that contributes positively to the Willard Avenue commercial corridor.

The property lies within the **Business (B) zoning district**, where retail uses are both expected and encouraged.

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## HOURS OF OPERATION

**Monday to Saturday:** 10AM to 9PM

**Sunday:** 10AM to 6PM

The business will not operate late at night, and all deliveries will occur during daytime hours only. Parking lot lighting and exterior security cameras will remain active during all hours of operation. These measures ensure that the store functions as **a low-impact, orderly, and predictable use** that respects the surrounding area.

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## COMPLIANCE WITH SECTION 6.6.2 – SALE OF ALCOHOLIC BEVERAGES

The proposed use satisfies the regulatory requirements of Section 6.6.2:

- All sales occur **inside the building only**
- No on-site consumption of alcohol
- No drive-through or curbside alcohol sales
- No exterior display of alcohol products
- Full compliance with CT DCP requirements
- Security cameras, ID verification, and employee training in place

## COMPLIANCE WITH SECTION 5.2.6 – SPECIAL PERMIT STANDARDS

The proposed use meets the required findings for Special Permits:

Required Finding	Basis for Compliance
<b>Neighborhood compatibility</b>	Continues existing retail use; no expansion or new intensity
<b>Traffic &amp; parking impacts</b>	No change to site circulation, curb cuts, or parking demand
<b>Public health &amp; safety</b>	CCTV, controlled access, and strict under-21 compliance
<b>Protect property values</b>	Meaningful aesthetic and site-control improvements
<b>Public benefit</b>	Upgrades a previously neglected property and strengthens the tax base

## PROPERTY IMPROVEMENT HISTORY & PRIOR NEGLECT

Since assuming responsibility for the site in **April 2025**, the applicant has worked diligently to reverse this decline and restore the property as a positive, safe, and attractive commercial destination. Improvements already completed include:

- Routine exterior cleaning and trash removal
- Removal of debris, abandoned items
- Landscaping restoration and consistent lawn maintenance

Importantly, this will be an **owner-occupied business**, not an absentee-managed store. The applicant and business team take great pride in the appearance and professional operation of the property. Maintaining a clean, safe, and attractive site is a core priority and reflects a long-term commitment to both the business and the neighborhood.

These improvements demonstrate a **clear investment in the success of the location and the surrounding commercial corridor**, and further upgrades are planned as the business continues to grow.

## TRAFFIC & PARKING

The proposed use maintains **all existing parking and circulation patterns**. No new curb cuts are proposed, and no reconfiguration is needed.

Liquor retail traffic tends to consist of **short visits dispersed throughout the day**, resulting in **no high-intensity peak demand**. Many customers already visit the location for convenience retail, so overall trip patterns are not expected to materially change. No adverse traffic or parking impacts are anticipated.

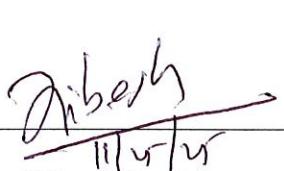
## CONCLUSION

The applicant respectfully submits that the proposed use:

- Fully complies with **Section 6.6.2** and **Section 5.2.6**
- Maintains the existing scale, intensity, and retail nature of the site
- Improves **safety, appearance, and property value**
- Reinforces a healthy commercial presence in the **Business (B) zone**
- Demonstrates a **proven record of responsible stewardship** and **owner-occupied long-term commitment**
- Supports the economic welfare and tax base of Newington

For these reasons, the applicant requests approval of the Special Permit to operate a **full-service retail liquor store** at  
**1125 Willard Avenue, Newington, CT 06111**.

Signature:



Nibesh Paudel



Madhu Aryal

(Royal 1125 Willard Ave LLC)

Date:

11/25/25